

Ordell Street

CARDIFF, CF24 2BA

GUIDE PRICE £210,000

**Hern &
Crabtree**



Ordell Street

A three-bedroom end-terraced home on the ever-popular Ordell Street with no onward chain.

The lounge/diner is an ideal space to unwind at the end of the day or gather with friends for relaxed evenings in. Its thoughtful layout makes the most of the natural light and creates a sense of calm throughout.

To the rear, the kitchen provides a practical and social hub, with room to cook, dine and connect. A family bathroom completes the ground floor. Beyond, a private outdoor area offers scope for alfresco meals, a quiet morning coffee or simple low-maintenance enjoyment. Upstairs three well-proportioned bedrooms, one with an ensuite.

Set within a lively and well-established community, the home places you within easy reach of local shops, cafés, schools and green open spaces. Excellent public transport links and straightforward access into Cardiff city centre further enhance the appeal, making everyday life both simple and well-connected.



1041.00 sq ft

Reception hall

Double glazed panelled front door to the hallway. Wood effect laminate flooring. Coving to the ceiling. Staircase rising to the first floor. Glass panelled door to:

Lounge area

An open plan lounge/ dining room.

Lounge area

Window to the front elevation. Wood effect laminate flooring. Wall mounted fireplace. Coving to the ceiling. Arch to:

Dining area

Radiator. Wood effect laminate flooring. Double glazed window to the rear elevation. Coving to the ceiling.

Kitchen

A range of matching wall and base units with cupboards and drawers offering storage facilities with white doors and complementary work surfaces over. Stainless steel sink drainer unit. Plumbing for washing machine. Plumbing for dishwasher. Cupboard ideal for fridge freezer. Built in electric oven with gas hob. Walls are part tiled. Radiator. Tiled flooring. Two double glazed windows to the side elevation. Door to:

Rear lobby

Double glazed door to the side elevation giving access to the garden. Door to:

Bathroom

A four piece suite comprising: panelled bath, pedestal wash hand basin, low level WC and walk in shower cubicle with mains pressure shower. Double glazed obscure window to the rear elevation. Walls are tiled. Radiator.

Landing

A split level landing. Access to the loft space.

Bedroom one

Two double glazed windows to the front elevation. Coving to the ceiling. Panelled radiator.

Bedroom two

Double glazed window to the rear elevation. Radiator, Coving to the ceiling.

Bedroom three

Window to the rear elevation. Wall mounted gas central heating boiler. Door to:

Cloakroom

A two piece suite comprising: WC and wash hand basin with tiled splashback.

Outside rear

A low maintenance garden, enclosed by stone walling. Mainly paved.

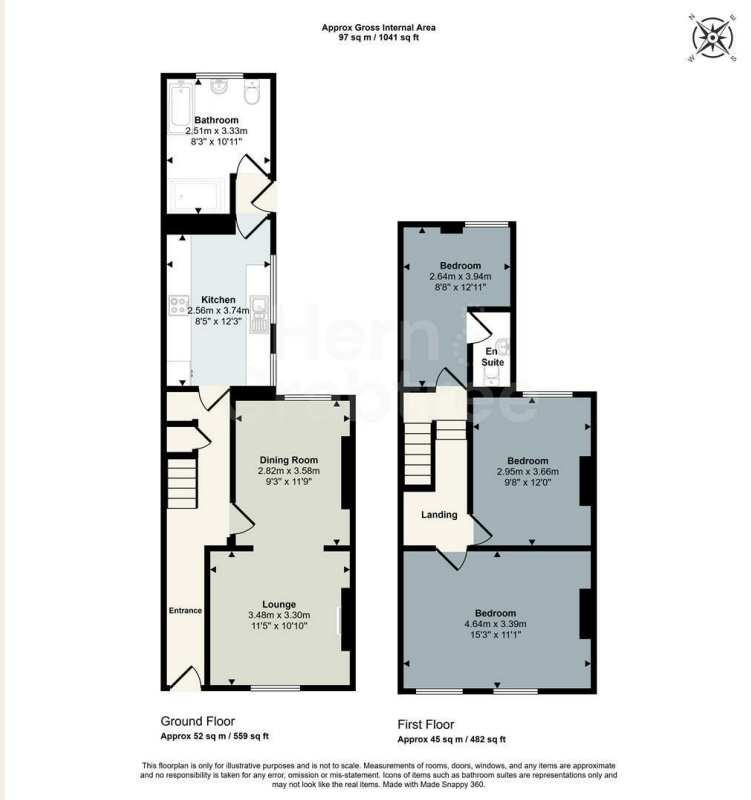
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

